



Chapter 7 Housing

Cluster 9 Asset Profile

Housing is an important component of any neighborhood. To have a healthy community, one must have healthy housing stock. Housing should be stable, in a safe and secure neighborhood, and be rid of blight. Being a bedroom community for the City of Detroit, Cluster 9 must keep pace with the nearby suburbs and maintain its healthy housing stock.

Cluster 9 has a total of 38,244 housing units (1990 U.S. Census), 64.2% of which are owner occupied, 35.8% renter occupied and 5.4% of which are vacant. In general, housing structures tend to be aged. Close to 90% of all housing structures located in Cluster 9 have been built before 1960. Housing values in Cluster 9 are predominantly in the \$25,000 to \$49,999 range (55.7%) and the \$15,000 to \$24,999 range (26.9). Most housing stock in this cluster are stable although there are some pockets of deterioration.

Housing Conditions Summary

The housing conditions summary was assembled using information collected through drive-by surveys conducted by area residents as part of the CRS process. The following scale was used:

Reinforce: Stable condition/Minor repair

Residential areas where almost all of the structures have been maintained and are in good condition; minimal rehabilitation and infill housing required

Revitalize: Beginning to show signs of decline

Residential areas where no more than 1/4 of the lots are vacant or occupied by homes that require major rehabilitation or demolition because of substantial deterioration. In these areas, the majority of lots (about 3/4) are still occupied by homes and most of those home require only minor rehabilitation.

Revitalize: Showing more advanced signs of decline

Residential areas where between 1/4 and 1/2 of the lots are vacant or occupied by homes that require demolition because of substantial deterioration. In these areas, up to 1/2 of the lots are still occupied by homes and most of the homes require minor or major rehabilitation.

Restructure: Major Deterioration

Residential areas where well over 1/2 of the lots are already vacant or occupied by homes that require demolition because of heavy deterioration. In these areas, substantial clearance may be necessary to create redevelopment opportunities.

According to Map A17 which tracks the surveys, the overall housing stock in Cluster 9 is in good condition. The great majority of housing (62% of blocks) is in stable condition and only needs reinforcement. The remainder of the housing is in need of some level of revitalization. Although the variety of housing conditions is spread quite evenly through the Cluster, the eastern portion does have a slightly stronger concentration of houses in decline.

Of note is the relative lack of transitional blocks in the first category of decline, giving the impression that the blocks are either wholly stable or in great need of revitalization. Also note that the areas of greatest need are those which have the lowest household incomes (illustrated previously in Map A13), creating a cycle of decline, for those with the greatest rehabilitation needs also lack the funds to invest in maintaining property.

Primary Housing Issues

Several issues concerning housing were identified at the Housing focus group session. Participants noted several potential sites for rehabilitation and infill, new multiple family housing and new infill, single family housing. These recommendations are graphically depicted in Map A18.

Best Locations for Rehabilitation and Infill

Livernois and Lyndon
Livernois and Purdue
Adams Butzel Area
Fenkell and Wyoming
Lyndon and Eaton

Best Locations for New, Infill Single Housing

Fenkell and Wyoming
Livernois and Eaton
Adams Butzel Area
Harmony Village
College Park Area
Grand River and Greenfield
Myers and Lyndon

Best Locations for Multi-Family

Livernois and Eaton
Meyers and Puritan
Wyoming and Lyndon
Meyers and Lyndon
Hubbell and Eaton
Fenkell and Wyoming

The Focus Groups also identified three neighborhoods that they consider the best residential areas in the cluster.

1. Grandmont Rosedale
2. Grand River and Fenkell – Crary-St. Mary's neighborhood
3. Livernois and Meyers

Recent Projects and Investments

At the present time, the Grandmont Rosedale Development Corporation had initiated the Grandmont Rosedale Investment Strategy. This document outlined strategies that the neighborhood can implement to attract investment opportunities to the neighborhood and improve the community. Another residential development is the College Park/West Castle Knolls

development. Other organizations undertaking rehabilitation projects in Cluster 9 include the Renaissance Development Non-Profit Housing Corporation.

Focus Group Highlights

The focus groups noted important neighborhood characteristics in terms of quality of life. These characteristics include strong residential involvement, neighborhood employment opportunities, quality housing stock, quality educational opportunities, and the presence of neighborhood commercial and retail areas. Declining factors in the community include safety, lack of zoning enforcement, lack of political leadership and too many storefront churches. Uprising factors include property values, market values, demand for housing, taxes and homeowner reinvestment.